

AGENDA

6:30 PM

June 27, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, June 27, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, June 27, 2023 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

Anyone is welcome to attend the Council Meeting and participate in any of the public hearings or speak during citizen comments or you can submit comments in writing to the City Clerk's office at 1512 7th Street, Coralville, Iowa or by email at tjohnson@coralville.org no later than 5:00 PM, Tuesday, June 27, 2023. Coralville City Council Meetings are open to all individuals regardless of language spoken or disability. Any person requiring a reasonable accommodation to participate should contact the City Clerk's office at 319-248-1700 or tjohnson@coralville.org at least two business days prior to the meeting.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Mayor to proclaim**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **CIVCO PROJECT URBAN RENEWAL PLAN**
 - a) Consider **resolution** resetting a date for consultation and a date for a public hearing on the proposed Amendment No. 15 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

Note: This is for the abatement portion of the development agreement for the CIVCO project. The public hearing scheduled for today needs to be postponed until August 8, 2023. The consultation will be 2:00 PM on Monday, July 24, 2023.

7. **PARCEL LOCATED AT ACORN DRIVE AND JAMES STREET ADJACENT TO JACOBS CLEAR CREEK SEVENTH SUBDIVISION ~ PUBLIC HEARING**
 - a) Community Development Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on amending the Land Use Map for a portion of the Southwest Quarter of the Southwest Quarter of Section 36, and a portion of the Northwest Quarter of the Northwest Quarter of Section 1, both of Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa from Regional Commercial Use to Industrial Use.
 - d) **ORDINANCE NO. 2023-1009** An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of the Southwest Quarter of the Southwest Quarter of Section 36, and a portion of the Northwest Quarter of the Northwest Quarter of Section 1, both of Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa to be designated Industrial Use in place of Regional Commercial Use, for **1st consideration**.

Note: This land use amendment is for a 11.26-acre parcel located at the west end of Acorn Drive and James Street adjacent to Jacobs Clear Creek Seventh Subdivision for a proposed 80,000 square foot light-industrial facility with spaces for an office, light assembly, fabrication and distribution.

8. LOT 3, REDHAWK SUBDIVISION, PART TWO

- a) **ORDINANCE NO. 2023-1007** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 3, Redhawk Subdivision, Part Two, from C-PUD 1, Commercial Planned Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, for **3rd and final consideration**.
- b) **Resolution** approving the PUD-B Site Plan for Lot 3, Redhawk Subdivision, Part Two, Coralville, Iowa.

Note: This rezoning is for a 2,337 square foot stand-alone drive-thru restaurant on a 1.88-acre site.

9. RAGBRAI

- a) **Ordinance No. 2023-1008** An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding RAGBRAI for **2nd consideration**.
- b) **Motion** to collapse the third reading of Ordinance No. 2023-1006.
- c) **Ordinance No. 2023-1008** An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding RAGBRAI for **3rd and final consideration**.

Note: This ordinance is required by each overnight city for the RAGBRAI route and is only in effect the day of the arrival and the day the riders leave.

10. OPTION AGREEMENT

- a) Consider **resolution** approving an Option Agreement with TM Development, LLC.

Note: This is an option to purchase Lot 4, Iowa River Landing, Part Two north of the West Parking Ramp on or before January 31, 2024.

11. PURCHASE AGREEMENT

- a) Consider **resolution** approving a Purchase Agreement for 612 4th Avenue, Coralville, Iowa.

Note: This property has a duplex that is currently leased until April 2024 at a rate of \$1,510.00 per month. The City will continue leasing the property until it is needed for redevelopment. This purchase will allow combining this lot with City owned 614 4th Avenue and removal 614's driveway. The purchase price is \$170,000.00.

12. COLONY FEN EROSION AND DEWATERING CORRECTION PROJECT

- a) **Motion** to approve Pay Estimate #2 FINAL to **Triple B** for the Colony Fen Erosion and Dewatering Correction Project: \$8,727.64.
- b) Consider **resolution** accepting the Colony Fen Erosion and Dewatering Correction Project as completed.

Note: This project repaired ongoing erosion and dewatering that threatened the long-term health of the fens. The pay estimate includes release of the retainage amount due upon approval.

13. RECYCLING PARTNERSHIP GRANT AGREEMENT

- a) Consider **resolution** approving a Recycling Partnership Grant Agreement with The Recycling Partnership.

Note: There is a \$73,600.00 grant supporting the purchase of recycling carts and education and outreach efforts with the goal of improving and enhancing the curbside recycling program.

14. TRANSFER OF FUNDS

- a) Consider **resolution** authorizing the transfer of funds.

Note: This gives the Director of Finance approval to transfer unassigned funds above the required minimum of 35% of operating expenses in the General Fund to other funds currently below their required minimum of 25% of operating expenses. Fund minimums are set by the City's financial policy.

15. AMENDMENT TO THE PARATRANSIT 28E AGREEMENT

- a) Consider **resolution** approving an Amendment to the 28E Agreement for Paratransit Services between the City of Coralville and Johnson County.

Note: This Amended 28E Agreement is for Johnson County SEATS to provide a one-month extension ending July 31, 2023 while a new agreement for paratransit services is being negotiated.

16. CONSIDER MOTION TO APPROVE CONSENT CALENDAR AS PRESENTED OR AMENDED:

- a) Approve minutes for the June 13, 2023 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2023 through 06/30/2024. (See memo.)
- c) Approve a Pedicab Company License for **Pedal Power, LLC**: Eff. 6/28/2023-5/31/2024
- d) Approve **new** 5-day Special Class C Retail Alcohol License with Outdoor Service for **Coralville RAGBRAI**: Eff. 7/28. (In S.T. Morrison Park)
- e) Approve Class C Retail Alcohol License for **Home2 Suites by Hilton**: Eff. 7/11.
- f) Approve Special Class C Retail Alcohol License for the **Coralville Center for the Performing Arts**: Eff. 07/11.
- g) Approve Class C Retail Alcohol License with Outdoor Service for **30hop**: Eff. 07/18.
- h) Approve Class C Retail Alcohol Permit with Catering for **La Mexicana**: Eff. 07/15.
- i) Approve payment of Draw #23 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices (These funds will be reimbursed from the 2022H PIP Loan at West Bank.): \$1,426,013.02.
- j) Approve payment to **LL Pelling Co.** for the Camp Cardinal Boulevard Railroad Crossing Improvements:
 - i) RRxing Improvements IDOT 06-20-20 Program (#28016) \$57,736.22
 - ii) RRxing Pavement Markings (#28070) \$1,382.00
 - iii) RRxing Improvements IDOT 06-20-20 Program (#28071) \$2,301.50
 - iv) RRxing Improvements Fed-Aid Section 130 Program (#28029) \$3,619.40
- k) Approve payment to **Impact7G** for CRANDIC Flood System Wetland Mitigation Monitoring (#30415): \$792.50.
- l) Approve payment to **EBSCO Information Services** for EBSCO Package for online resources (#1000207831.1): \$13,815.39.
- m) Approve payment to **Tyler Technologies, Inc.** for New World Annual Maintenance Contract and Licenses:
 - i) For Integrated Credit Card Processing (#045-423881) \$2,303.00
 - ii) Misc. Billing & Receivables (#045-423884) \$13,259.00
 - iii) Self Service eMisc Billing (#045-424188) \$12,980.00

- iv) New World Software Discount (#045+-424189) -\$2,200.00
- n) Approve payment to **Bunting Construction, Inc.** for Brown Deer Golf Course Maintenance Building roofing (#6639): \$53,200.00. (Storm damage to be reimbursed by insurance.)
- o) Approve Pay Estimate #4 to **Midwest Concrete, Inc.** for Clear Creek Trail Connection: \$267,019.03.
- p) Accept quote and award contract to **Larry Yoder Masonry, Inc.** for Storm Water Stations #1 thru #4 Brick Replacement for not-to-exceed \$55,000.00. (This is the lowest most responsive quote of the three quotes that were submitted.)
- q) Approve attendance of Zaid Alsamawi to the Public Works Expo (PWX) San Diego in San Diego, California from August 26-30, 2023: \$3,059.45.
- r) Approve attendance of Drew Montz to the National Polygraph Academy in Lafayette, Indiana from January 8 to March 22, 2024: \$15,614.00.
- s) Approve Bill List for June 27, 2023.

17. City Administrator's report.

18. Mayor's report.

19. City Attorney's report.

20. Committee and Councilmember's report.

21. Motion to adjourn.

A **Work Session** of the City Council will be held immediately following the council meeting.

1. July Planning & Zoning Submittals ~ Dave Johnson
2. Wastewater Department Report ~ David Clark
3. City Administrator's time.